

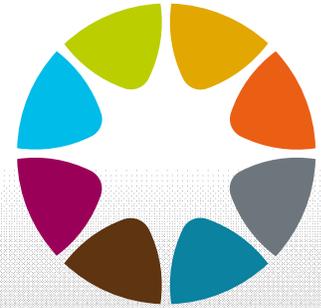
Form-based Codes

Discussion with HB 1923 Grantees

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SEPTEMBER 16, 2020



Washington State
Department of
Commerce

Meeting Agenda



- Welcome (7 mins)
- Form-based code example – Mountlake Terrace (15 mins)
- Share progress on FBC work (30 mins)
- Polling (5 mins)
- Group Discussion (20 mins)
- Q & A (5 mins)
- Next steps (3 mins)

How Are Grantees Doing?

- Over 80% of jurisdictions are using consultants for the HB 1923 work (4 HAP & 9 code cities are not)
- Many jurisdictions were interested in meetings with other grantees and their progress
- COVID is affecting schedule of around 80% of grants, delaying projects, especially public engagement
- Of the cities doing FBC, only one full draft has been submitted to Commerce for review (Fircrest)



Deliverable Dates

- If adjustments are needed to your grant schedules or contracts, please coordinate with your Commerce point of contact
- All deliverables must be received by June 30th 2021
- For extenuating circumstances on large deliverables, we may be able to accept final drafts by June 30th (HAPs, subarea plans, planned actions only)

2021 JUNE						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

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Commerce Resources

www.ezview.wa.gov

Affordable Housing: Planning

- HB 1923 deliverables
- Other code examples in Washington
(forthcoming)

Housing Action Plan Guidance (July 2020)

- Ch. 2: Community and Stakeholder Engagement

The screenshot displays the EZview website interface. At the top left is the EZview logo. The main title is "Affordable Housing Planning Resources" with a portal ID of #1976. A navigation menu includes "Overview", "Resources", "Financial", "Events & Presentations", "Housing Action Plans", and "HB 1923 Code Changes". The "HB 1923 Code Changes" section is active and contains three sub-sections: "Form-based code", "Draft Codes", and "Adopted Codes".

Form-based code

Adopt a form-based code in one or more zoning districts that permit residential uses. "Form-based code" means a land development regulation that uses physical form, rather than separation of use, as the organizing principle for the code.

HB 1923 Webpages:

- Covington's [Downtown form-based code webpage](#)
- Fircrest's [19th and Mildred form-based code webpage](#)

Draft Codes

File Name	File Size	Category	Date Added ▲
Lakewood Station District FBC Framework Scheme.pdf	5.2 MB	None	08/18/20 10:17 PM
Fircrest_Draft Form-based code.pdf	7 MB	None	08/19/20 06:23 PM

Adopted Codes

No files uploaded yet

Other Code Examples

At the bottom of the page, there are links for "Report a problem", "Service Policy", "Privacy Notice", "About EZview", "Contact Us", and "Access Washington".

HB 1923 Grantees Who Selected FBC

- Covington
- Fircrest
- Kirkland
- Lakewood
- Langley
- Marysville
- North Bend
- Port Angeles
- Ridgefield
- Ruston
- Sultan



HB 1923 Grantees Who Elected FBC

Also elected to do:

- Infill Exemption (Covington, Port Angeles)
- Duplex/triplex/courtyard apt (Fircrest, Langley, North Bend, Ridgefield)
- Planned Action (Kirkland, Lakewood, Marysville)
- Subarea Plan (Lakewood, Marysville)
- Short Subdivision (Port Angeles)
- Cluster Zoning (Ridgefield, Sultan)
- Duplex on Corner Lot (Ridgefield, Ruston)
- Min Net Density of 6du/acre (Ruston)

Mountlake Terrace

Town Center Regulations and Design Standards (adopted 2008, updated 2019)

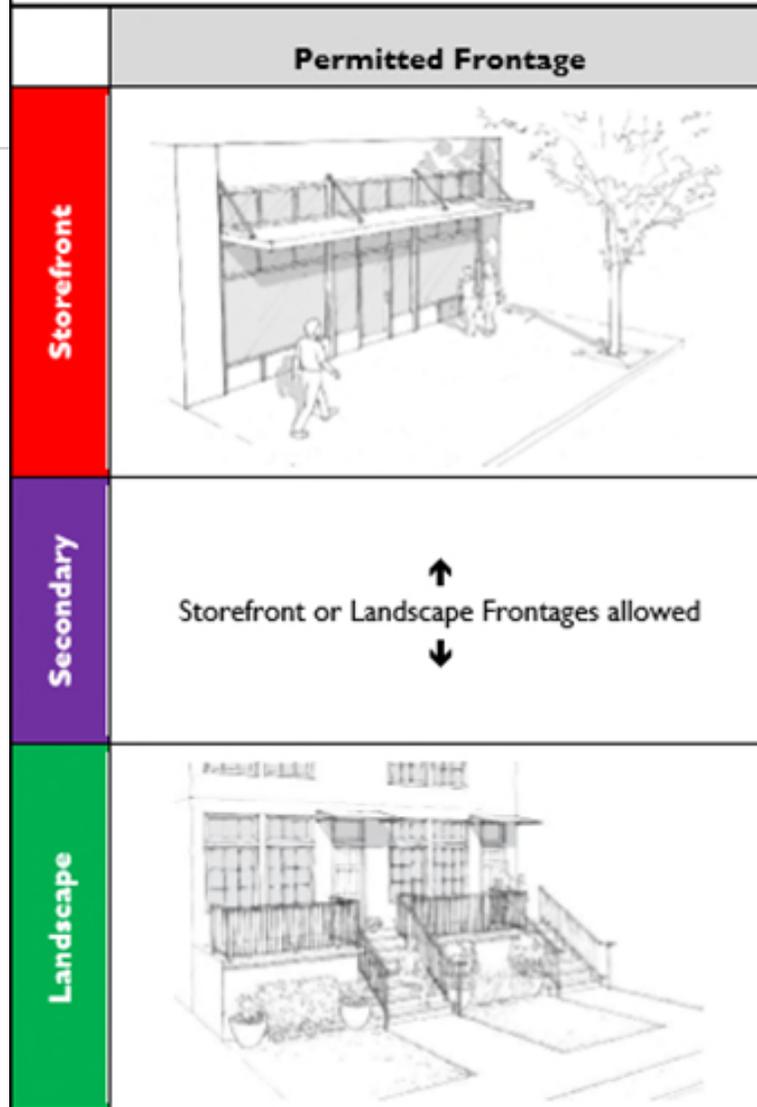
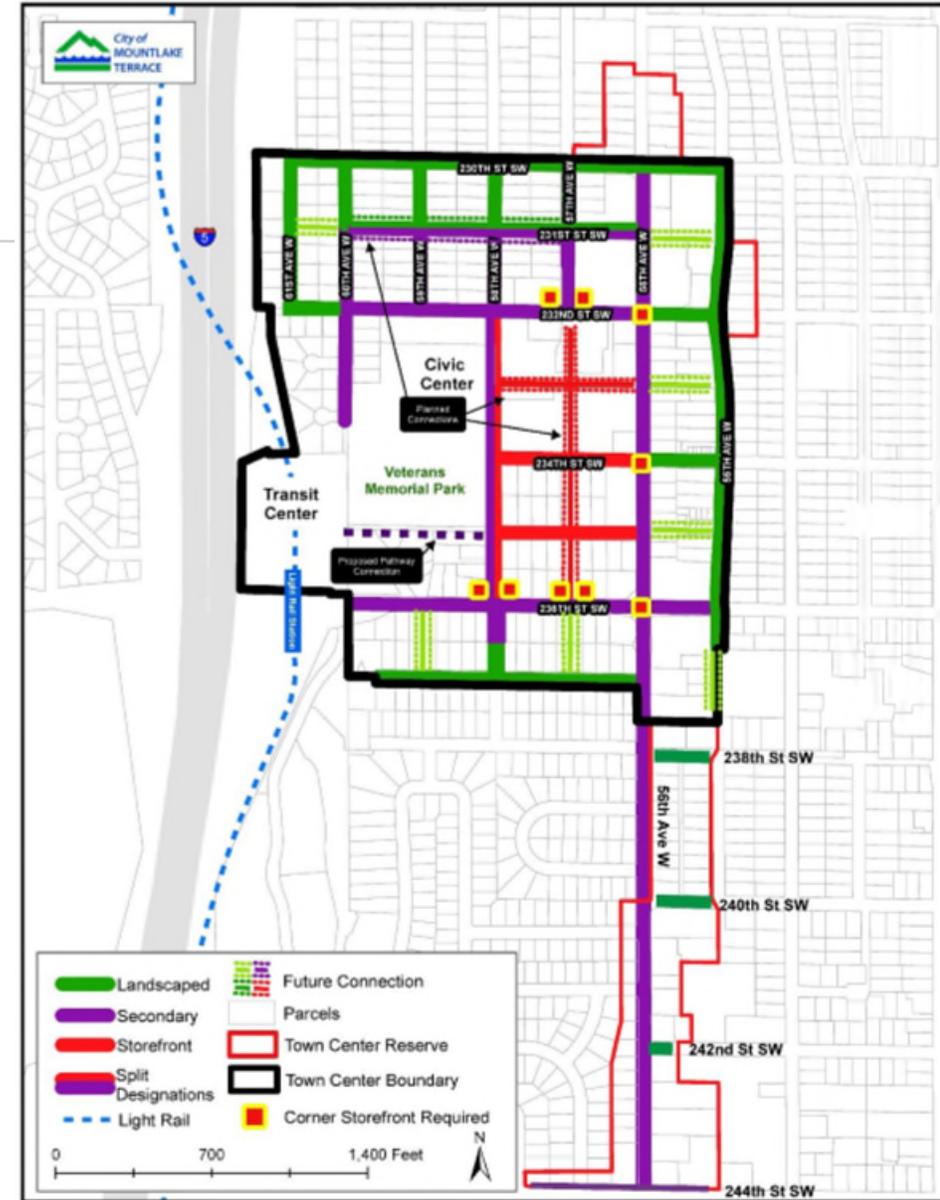


Figure 19.123.060
Map 1: Mountlake Terrace Town Center block-frontage designations map.



Progress on FBC Work

- What approach are you taking to developing your codes?
- What example codes are you looking at?
- What issues or challenges are you dealing with as you engage your community and draft the code?
- What has worked well for you? Are there any lessons you've learned at this point?
 - Hear from Fircrest, Lakewood, and North Bend



Polling

A few questions to learn more about FBC grantees



Group Discussion and Q&A

- How have you developed the vision or support for the code changes?
- How are you addressing any public concern to increased heights or density?
- How are you educating your communities and appointed and elected officials about FBC?
- Do you plan to meet with developers to test if the code is workable or economically feasible?

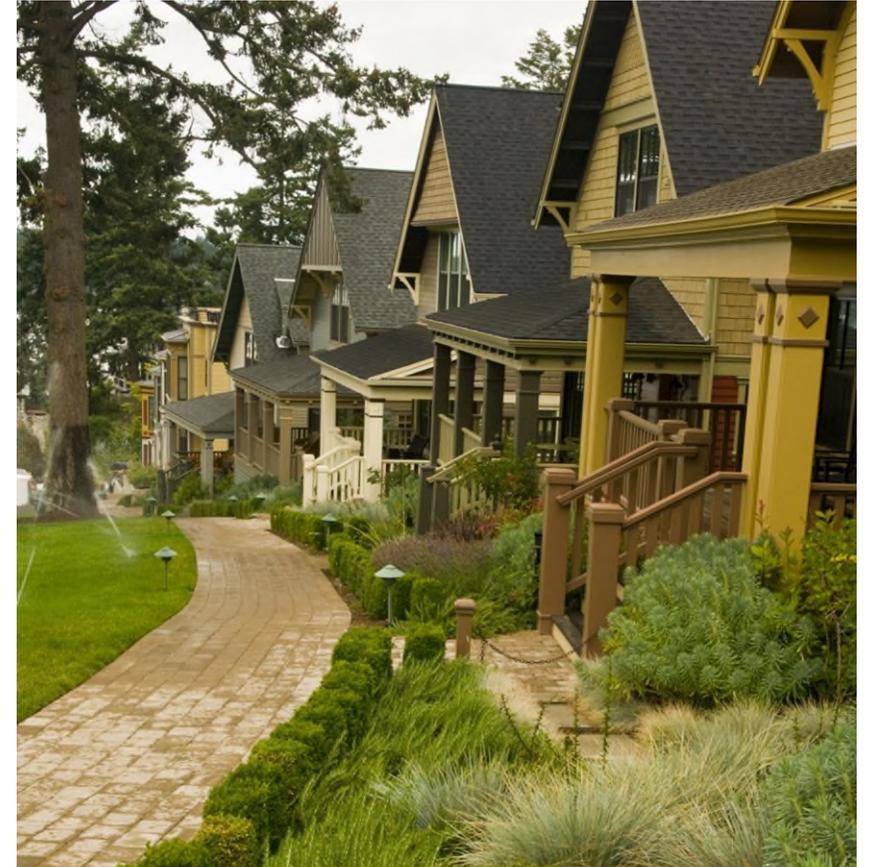


Commerce's Assistance

What other meetings should we schedule?
What else can Commerce do to assist your work?

Other upcoming meetings:

- | | |
|------------------------------|--|
| Sept. 23, 1-2:30 p.m. | ADUs |
| Sept. 30, 1-2:30 p.m. | HAPs
Translating HNAs into strategies |
| Oct. 7, 9-10:30 a.m. | Duplex/triplex/courtyard
apartment and
duplex/corner lot |



How can we help?

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